

## About the application

Application number: 2025/93269	
What is the application for?:	Certificate of lawfulness for proposed use of dwelling as children's home
Address of the site or building:	1A, Lydgate Drive, Lepton, Huddersfield, HD8 0EN
Postcode:	HD8 0EN

## User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>I do not wish for our postal address or any reference in the text to our address to be published.</p> <p>We object to this proposal on the following grounds:</p> <p>1. The nature of application i.e. 'Lawful Development Certificate for a Proposed Use or Development'. We contest the claim that 'the nature of activities associated with the use would be those of the day-to-day functionality of a conventional residential dwelling/use, with the proposed use not leading to a greater difference in activity and disturbance to that which may be anticipated with any other conventional domestic household' and that in fact, the proposal constitutes a material change of use requiring planning permission.</p> <p>The children's home would operate in the same way as a business, with no resident carer living in the property nor any carer being present full-time; rather it would be staffed by non-resident workers on a 3 shift rolling rota.</p> <p>Conventional residential dwellings of families with children have permanent parents / guardian living there and are unoccupied for periods of time i.e. when children go to school, parents to work/out, outings at weekends, away on holidays etc. This would be a significant change to the current use of the property as it would be occupied full-time by up to 6 people, 3 of whom will be non-residents (9 different people per day) plus visitors. It appears that the applicants and current owners would not be providing the foster care.</p> <p>2. Impact on the current character of the road and the immediate vicinity. We understand the urgent need for more foster carers and would be much more sympathetic to a resident family becoming foster carers, however no permanent resident staff and rolling staff changeovers 3 times per day makes it far less likely that the occupants will integrate into the local community. Lydgate Drive is a very quiet, narrow road occupied by mostly older residents and some young families. The road is silent by 9pm - noise of traffic and staff at staff changeover, plus potential police visits should incidents arise will definitely be audible to residents and will cause considerable disruption, distress and disharmony to the local community.</p>	

3. Insufficient parking - it is claimed that there are 4 off-road parking spaces available. The shape of the drive is slanted in the corner closest to the main road which reduces the length of that particular space; 3 spaces is a more realistic claim. 3 times per day 6 staff vehicles will need to park / manoeuvre as they arrive and leave outside the property (assume handovers will need to take place to ensure continued 1:1 supervision so this will not be an instant changeover) and with any additional visitors on-road parking will be required too. This will cause disruption to traffic flow on the road and congestion, especially at peak times of 8am and 5pm for residents who work and will likely disrupt neighbouring properties with parking overspill.

4. Road safety - currently 1 family member's car parks on the road outside the property regularly from about 5pm. You cannot see this car until you approach and physically turn into the road and have to manoeuvre quickly to drive around it. If at least 2 cars will need to be parked outside and / or staff cars are manoeuvring to swap places to park off-road, this will be a hazard for cars turning off Wakefield Road, which is a very busy road at peak times of the day. There are no traffic lights and you have to turn into the road when there is a gap in traffic. Waiting additional time if required (even a few minutes) will cause unwelcome congestion / potential safety issues on the main road and will compound the current congestion / safety issues at the Rowley Lane/Wakefield Road junction just further down. For context the current norm is at most 1 car turning into the road and 1 car turning out and that is rare. It is a narrow road and the property is at the entrance to the road and very close to the road as it was built on the land which was occupied by no. 1 prior. There will be near misses as larger vehicles such as bin lorries, delivery vans etc. will struggle to navigate around cars parked regularly outside the property and the congestion caused by cars moving during staff changeovers could delay access to emergency vehicles.

5. Lack of privacy -

is on the ground floor and adjacent to the pathway privacy  
is likely to be considerably impacted by the additional noise outside. work from  
home a few days per week upstairs in the office at the front and adjacent  
to the pathway - are accustomed to a quiet road with little noise during the day and  
are concerned about the impact on reasonable right to privacy. In a conventional  
family home the children would be out at school during the day and during working  
hours; we have to assume that the foster children will be present in the property during  
the day given the proposed staffing levels. The current boundary between gardens  
offers insufficient protection -

6. Unsuitable location - there is a lack of nearby play areas and facilities for children and teenagers.

7. Lack of clarity of information made available - who will be responsible for running the children's home? Has the safety of children been considered? What will happen if the impact of an approval is detrimental e.g. causes harm?

We note that pre-application guidance has not been sought and would strongly

recommend a site visit at at least one of the proposed shift changeover times i.e. 5pm when peak hour traffic is very busy on Wakefield road, prior to making a decision. The proposed location is totally unsuitable.